002.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,700 / 745,700
					USE VALUE:	745,700 / 745,700
					ASSESSED:	745,700 / 745,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HERBERT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAEGER WILLIAM F III--ETAL
Owner 2:	MINTZ SUSAN E
Owner 3:	
Street 1:	8 HERBERT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1713 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4239.000	308,000		437,700	745,700
Total Card	0.097	308,000		437,700	745,700
Total Parcel	0.097	308,000		437,700	745,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.32 | /Parcel: 435.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2017

GIS Ref

GIS Ref

Insp Date 10/14/17

!201!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,000	0	4,239.	437,700	745,700		Year end	12/23/2021
2021	101	FV	299,000	0	4,239.	437,700	736,700		Year End Roll	12/10/2020
2020	101	FV	299,100	0	4,239.	437,700	736,800	736,800	Year End Roll	12/18/2019
2019	101	FV	236,400	0	4,239.	465,100	701,500	701,500	Year End Roll	1/3/2019
2018	101	FV	236,100	2800	4,239.	339,200	578,100	578,100	Year End Roll	12/20/2017
2017	101	FV	236,100	2800	4,239.	295,500	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	236,100	2800	4,239.	251,700	490,600	490,600	Year End	1/4/2016
2015	101	FV	223,100	2800	4,239.	246,200	472,100	472,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:10:55

LAST REV

Date	Time
01/17/18	15:50:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21074-505		4/1/1991		173,500	No	No		Y

USER DEFINED

Prior Id # 1:	2017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2003	758	Renovate	47,490	C		G6	GR FY06	ADD 1/2 BTH, MUDRO

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/14/2009	Meas/Inspect	197	PATRIOT
7/8/2005	Permit Visit	BR	B Rossignol
10/30/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	243	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4239		Sq. Ft.	Site		0	80.	1.29	1									437,736						437,700	

Total AC/HA:	0.09731	Total SF/SM:	4239	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,736	Spl Credit		Total:	437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	179.874
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378348
Depreciation:	70373
Depreciated Total:	307975

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

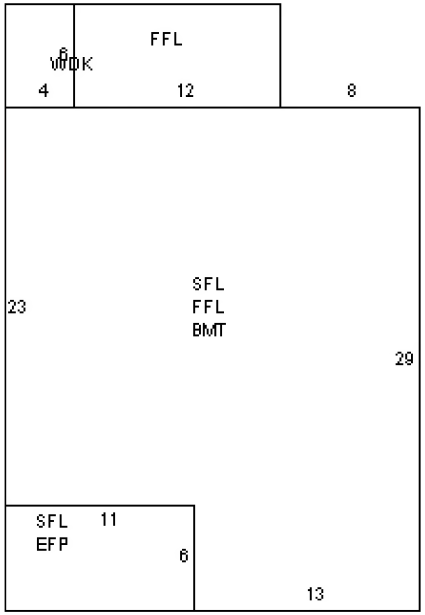
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.87
Special Features:	0	Val/Su Net:	145.42
Final Total:	308000	Val/Su SzAd	220.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	702	179.870	126,271
SFL	Second Floor	696	179.870	125,192
BMT	Basement	630	71.500	45,045
EFP	Enclos Porch	66	67.580	4,460
WDK	Deck	24	15.790	379

Net Sketched Area:	2,118			Total:	301,347
Size Ad	1398	Gross Area	2118	FinArea	1713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc